

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
S/S Fork Road, 660 E. of 11th  
Long Green Pike  
11th Election District  
6th Councilmanic District  
Daryl Griffith et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 92-217-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard with a 17 ft. front setback, in lieu of the rear yard, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18 day of December, 1991 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard with a 17 ft. front setback, in lieu of the rear yard, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

December 18, 1991

Mr. and Mrs. Daryl A. Griffith  
13546 Fork Road  
Baldwin, Maryland 21013

RE: Petition for Residential Zoning Variance  
Case No. 92-217-A

Dear Mr. and Mrs. Griffith:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described as the description and plot attached hereto and made a part hereof, for a Variance from Section \_\_\_\_\_

400.1 TO ALLOW AN ACCESSORY GARAGE IN FRONT YARD WITH A 17' FRONT SETBACK IN LIEU OF THE REAR YARD

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (Indicate hardship or practical difficulty)

WELL AND SEPTIC SYSTEM LOCATED GARAGE CAN ONLY BE LOCATED TO FRONT AND SIDE OF EXISTING HOME, WOODS EXTENSION AND REAR. EXISTING TREE LINE WILL SCREEN GARAGE FROM REAR RD.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

Signature

Address

City/State/Zip Code

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at 13546 Fork Rd  
BALDWIN MD 21013  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we have the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

WELL AND SEPTIC SYSTEM LOCATED GARAGE CAN ONLY BE LOCATED TO FRONT AND SIDE OF EXISTING HOME

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a protesting and advertising fee and may be required to provide additional information.

Pattie Griffith  
AFFIANT (Printed Name)

Daryl Griffith  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of November, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Pattie & Daryl Griffith

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/6/91

DATE

NOTARY PUBLIC

My Commission Expires MAY 1, 1994

Daryl and Pattie Griffith  
13546 Fork Road  
Baldwin, MD 21013

#### Zoning Description

Beginning at a point on the south side of Fork Road which is 70' wide at the distance of 560' east of the centerline of the nearest improved intersecting street Long Green Pike at Baldwin Mill Road. \*Being Lot#1, Section #2 in the subdivision of Long Green Woods as recorded in Baltimore County Plat Book #38, Folio #122, containing 125,082 square feet or 2.87 acres. Also known as 13546 Fork Road and located in the #11, Election District, 6th Council District.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11  
Posted for: 11/6/91  
Petitioner: Daryl and Pattie Griffith  
Location of property: 13546 Fork Rd, Baldwin, MD 21013  
Location of Signs: 13546 Fork Rd, Baldwin, MD 21013  
Remarks: 11/6/91  
Posted by: Daryl Griffith  
Number of Signs: 2

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6159  
Number

Date

PUBLIC HEARING FEES QTY PRICE  
ZONING VARIANCE (1RL) 1 X \$35.00  
POSTING SIGNS / ADVERTISING 1 X \$25.00

LAST NAME OF OWNER: GRIFFITH  
BA 000312PALL-12-91  
Please Make Checks Payable To Baltimore County

\$60.00

111 West Chesapeake Avenue  
Towson, MD 21204

NOVEMBER 20, 1991

887-3353

Daryl and Pattie Griffith  
13546 Fork Road  
Baldwin, Maryland 21013

Re: CASE NUMBER: 92-217-A  
LOCATION: S/S Fork Road, 560' E of c/l Long Green Pike  
13546 Fork Road  
11th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a retreasher regarding the administrative process.

1) Your property will be posted on or before December 1, 1991. The closing date is December 16, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

LAWRENCE E. SCHMIDT  
Zoning Commissioner, Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353  
December 10, 1991

Mr. & Mrs. Daryl A. Griffith  
13546 Fork Road  
Baltimore, MD 21013

RE: Item No. 230, Case No. 92-217-A  
Petitioner: Daryl A. Griffith, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Griffith:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date:  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

111 West Chesapeake Avenue  
Towson, MD 21204

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

(410) 887-3353

Your petition has been received and accepted for filing this  
12th day of November, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Daryl A. Griffith, et ux  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 25, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Mass Transit Administration, Item No. 183  
Clayman Property, Item No. 222  
Durkee Property, Item No. 223  
Blevins Property, Item No. 228  
Copingier Property, Item No. 229  
Griffith Property, Item No. 230  
Sargent/Smith Property, Item No. 232  
Starrett Property, Item No. 234

In reference to the Petitioners' request, staff offers no  
comments.

If there should be any further questions or if this office can  
provide additional information, please contact Jeffrey Long in the  
Office of Planning at 887-3211.

PK/JL/rdn  
ITEM183/TXTROZ

Baltimore County Government  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21204-5500  
(301) 887-4500  
NOVEMBER 25, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DARYL A. GRIFFITH  
Location: #13546 FORK ROAD  
Item No.: 230 Zoning Agenda: NOVEMBER 26, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by  
this Bureau and the comments below are applicable and required to be  
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Ch. D. Brown* Noted and Approved  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

JP/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 26, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for November 26, 1991

The Development Engineering Division has reviewed  
the subject zoning items and we have no comments for  
Items 194 (Case #92-134-A), 216, 229, 230, 231, 232 and  
234.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Development Engineering Division

RWB:s

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Acting Director  
Economic Development Commission

DATE: November 7, 1991

RE: Zoning Advisory Comments for Meeting of November 26, 1991

This office has no comment for items 216, 229, 230, 231, 232, or 234.

RECEIVED  
NOV 21 1991  
ZONING OFFICE

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: December 12, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 26, 1991

This office has no comments for item numbers 216, 229, 230, 231 and 234.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd



